

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96	-98	VARNUM ST, ARLINGTON

OWNERSHIP

Owner 1:	BREIDING DAVID E			
Owner 2:	BREIDING SYLVIA M			
Owner 3:				
Street 1:	98 VARNUM STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	COSTA DANIEL/ETAL -		
Owner 2:	TOBIN KELLY A -		
Street 1:	96 VARNUM STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,203 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2620 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11944	Total SF/SM:	5203	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	460,873	Spl Credit	Total:	460,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5203.000	551,400		460,900	1,012,300		4328
							GIS Ref
							GIS Ref
Total Card	0.119	551,400		460,900	1,012,300	Entered Lot Size	
Total Parcel	0.119	551,400		460,900	1,012,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		386.37	/Parcel:	386.3	Insp Date
						Land Unit Type:	12/09/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	551,500	0	5,203.	460,900	1,012,400	1,012,400	Year End Roll	12/18/2019	PRINT	
2019	104	FV	409,300	0	5,203.	489,700	899,000	899,000	Year End Roll	1/3/2019		Date
2018	104	FV	409,300	0	5,203.	357,200	766,500	766,500	Year End Roll	12/20/2017	12/10/20	16:15:18
2017	104	FV	383,600	0	5,203.	311,100	694,700	694,700	Year End Roll	1/3/2017		
2016	104	FV	383,600	0	5,203.	265,000	648,600	648,600	Year End	1/4/2016	LAST REV	
2015	104	FV	341,400	0	5,203.	259,200	600,600	600,600	Year End Roll	12/11/2014	Date	Time
2014	104	FV	341,400	0	5,203.	213,200	554,600	554,600	Year End Roll	12/16/2013	04/11/17	13:46:23
2013	104	FV	355,400	0	5,203.	202,800	558,200	558,200		12/13/2012	ekelly	

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

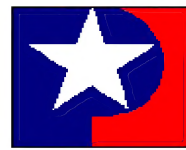
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2016	Measured	DGM	D Mann
2/10/2009	Meas/Inspect	189	PATRIOT
11/6/2002	MLS	HC	Helen Chinal
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	4328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

